



WHITE OAK BUSINESS PARK
 Comprised of 612 acres just off I-20 in Columbia County, Georgia, the White Oak Business Park at I-20 is a modern, upscale business park focused on strengthening the County's innovative manufacturing sector while simultaneously preserving the area's natural resources. The park is an ideal location for companies and operations that are focused on the production and movement of goods in an area that offers competitive operating costs and excellent infrastructure and prioritizes eco-friendly business practices.

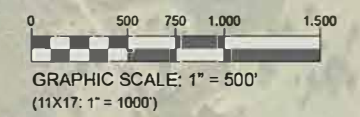


	PARCEL	STATUS	DEVELOPABLE AC ±
PHASE 1	A1	Sold/Completed	74.9
	A2	Under Contract	25.6
	C1	Under Contract	12.4
	C2	Under Contract	5.6
	C3	Available	10.2
	C4	Available	10.0
	C5	Available	2.0
	D1	Sold/Completed	77.6
	E1	Available	4.4
	E2	Available	6.7
E3	Available	2.6	
SUBTOTAL			232.0
PHASE 2	F1	Available	12.0
	F2	Sold/Completed	46.4
	F3	Available	38.3
	F4	Available	31.1
	F5	Available	25.1
	F6	Available	68.9
	F7	Available	7.5
	F8	Available	0
SUBTOTAL			229.3
TOTAL			461.3

← To Atlanta Hartsfield-Jackson Airport
129 Miles

Available Sold/Completed
 Unavailable Business Park Common Area

Acres above are approximate and subject to change. Future wetland impacts, required stormwater detention as well as site specific setbacks, etc... are not included as part of this exhibit.



→ To Augusta Regional Airport
27 Miles



WHITE OAK BUSINESS PARK AT I-20
MASTER PLAN
 OCTOBER 2021 | COLUMBIA COUNTY, GEORGIA

DEVELOPMENT AUTHORITY COLUMBIA COUNTY GEORGIA • USA
www.whiteoakbusinesspark.com

THOMAS & HUTTON
 50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 • 912.234.5300
WWW.THOMASANDHUTTON.COM
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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Legend

- Parcels
- Phase 2 Master Plan Parcels
- Parcel F6: Developable Acreage
- Roads
- US Freeway System

0 150 300 600 Feet

Aerial Photography Collected Winter 2021
 CCBOC GIS-10/26/2021



Parcel F6, Portion of Tax Map 028 Parcel 027D
 1450 Appling Harlem Road
 Appling, Georgia 30802
 Latitude: 33.50519 Longitude: -82.31556
www.whiteoakbusinesspark.com

AERIAL MAP

October 26, 2021
 Columbia County, Georgia

For more information contact:
 Development Authority of Columbia County
 706-312-1375
www.developcolumbiacounty.com

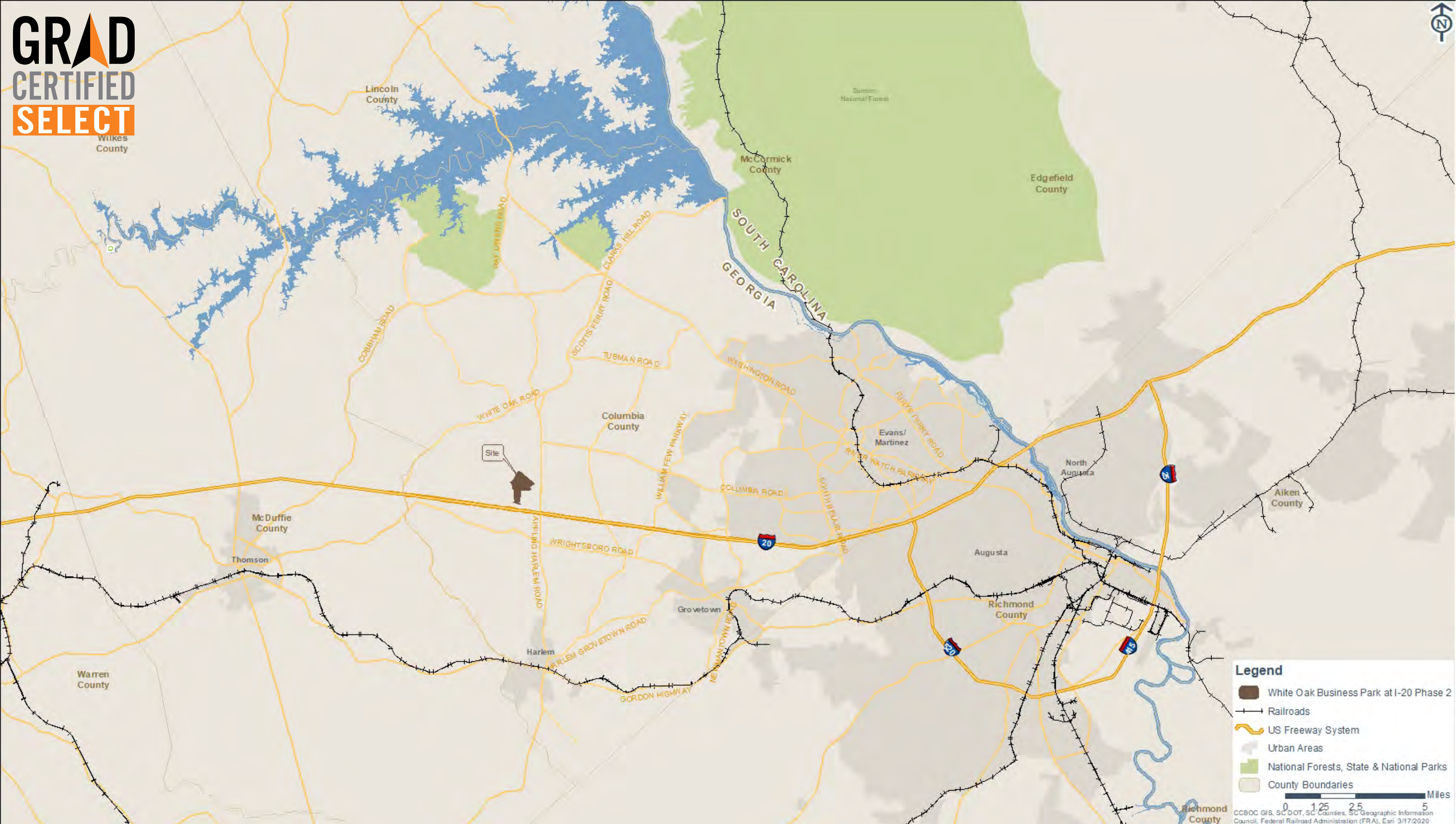


Phase 2
 1450 Appling Harlem Road
 Appling, Georgia 30802
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TOPOGRAPHIC MAP

July 12, 2021
 Columbia County, Georgia

For more information contact:
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 706-312-1375
www.developcolumbiacounty.com



Legend

- White Oak Business Park at I-20 Phase 2
- Railroads
- US Freeway System
- Urban Areas
- National Forests, State & National Parks
- County Boundaries

0 1.25 2.5 5 Miles

CCBOC GIS, SC DOT, SC Counties, SC Geographic Information Council, Federal Railroad Administration (FRA), Esri 3/17/2020

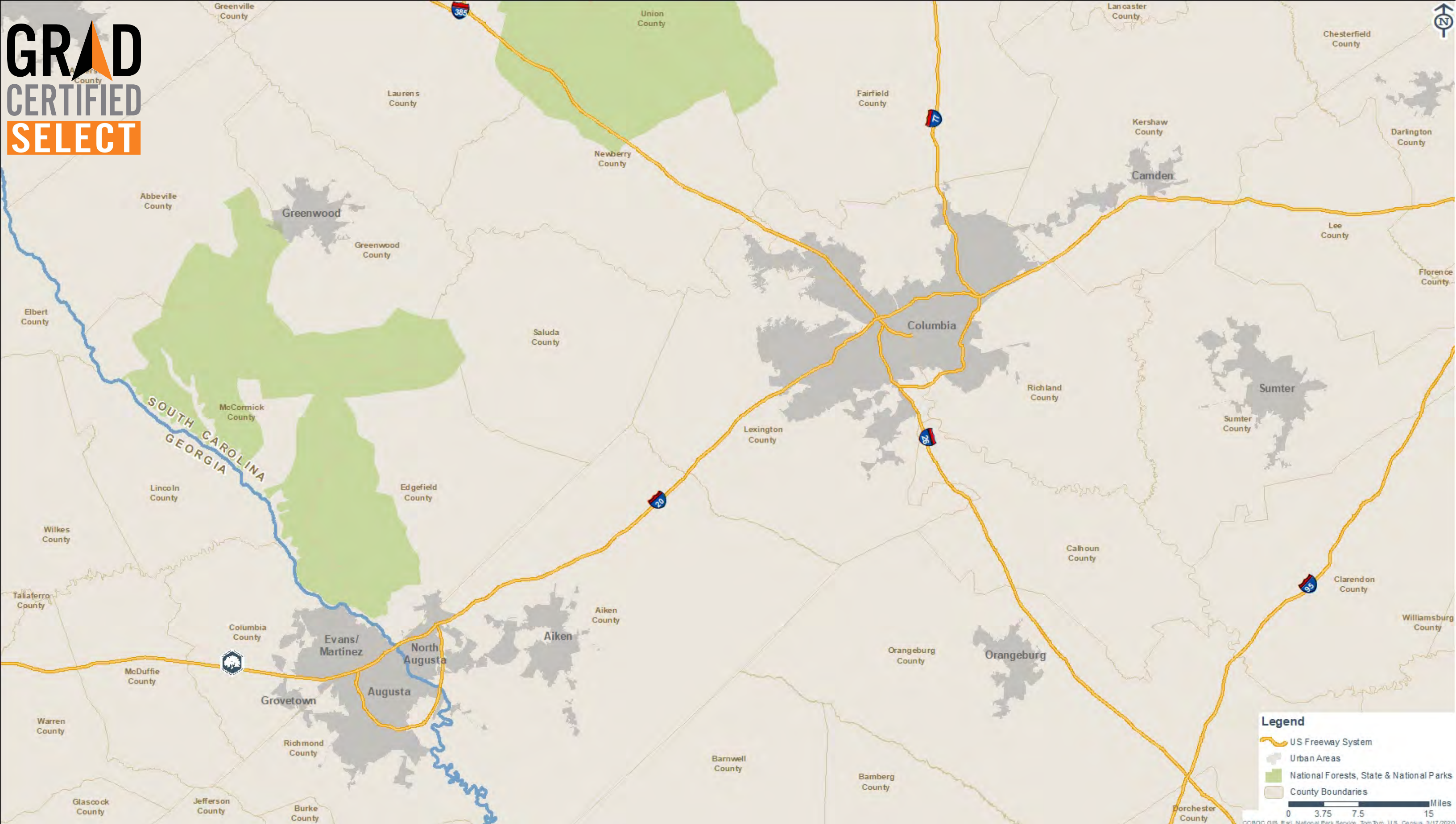


Phase 2
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LOCATION MAP
 March 17, 2020
 Columbia County, Georgia



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 706-312-1375
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Phase 2
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REGIONAL LOCATION MAPP

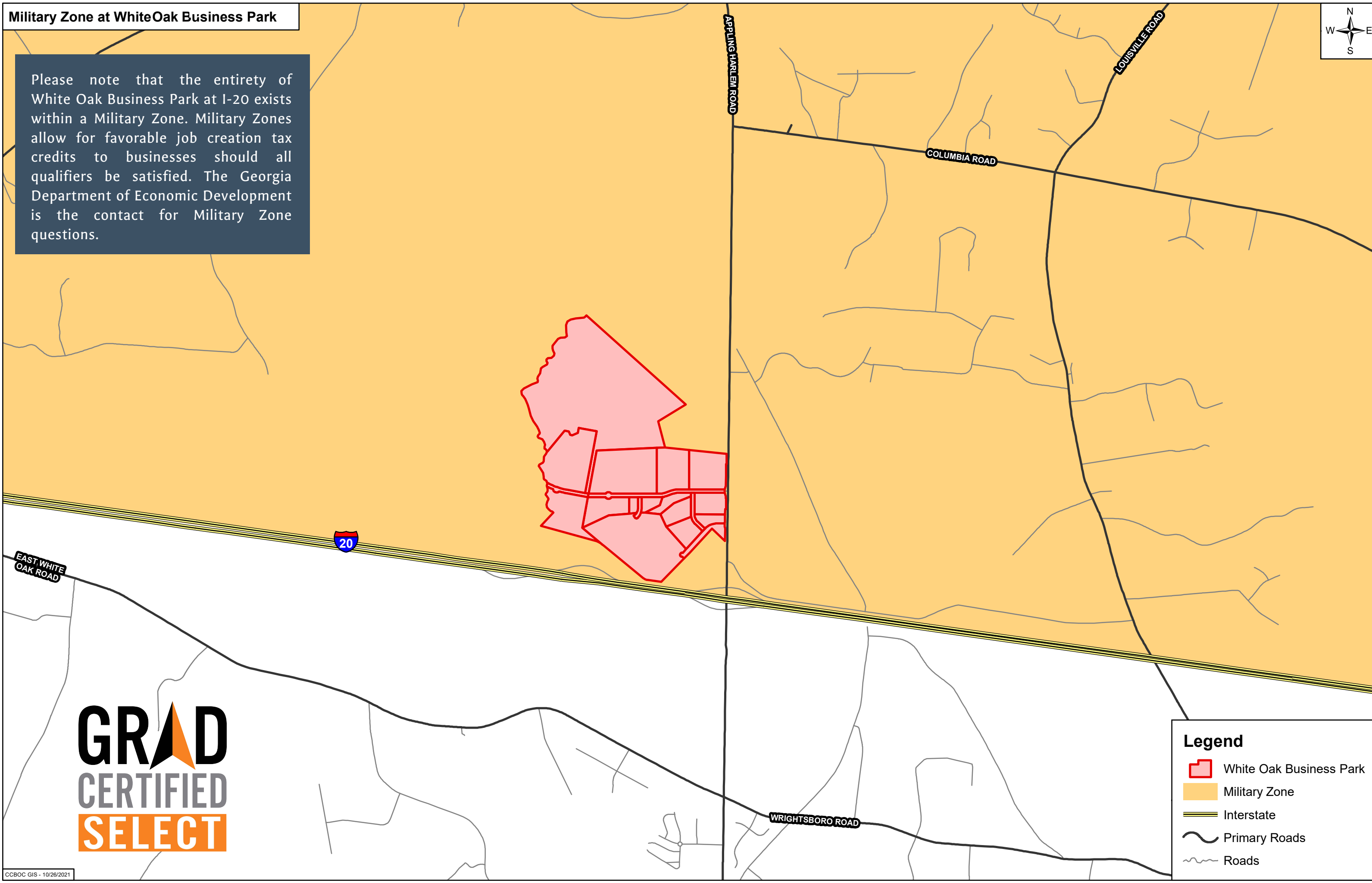
March 1, 2021
 Columbia County, Georgia



For more information contact:
 Development Authority of Columbia County
 706-312-1375
www.developcolumbiacounty.com

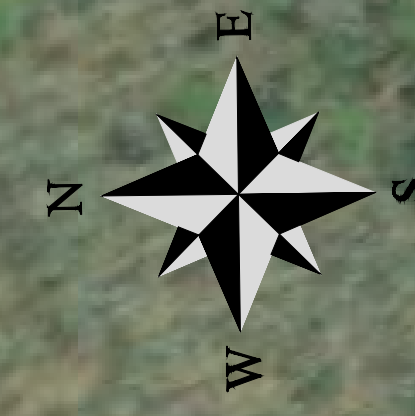
Military Zone at WhiteOak Business Park

Please note that the entirety of White Oak Business Park at I-20 exists within a Military Zone. Military Zones allow for favorable job creation tax credits to businesses should all qualifiers be satisfied. The Georgia Department of Economic Development is the contact for Military Zone questions.



Legend

- White Oak Business Park
- Military Zone
- Interstate
- Primary Roads
- Roads



Phase 2
 1450 Appling Harlem Road
 Appling, Georgia 30802
 Latitude: 33.50519 Longitude: -82.31556
 www.whiteoakbusinesspark.com

Highway 221 Improvements

June 8, 2021
 Columbia County, Georgia

For more information contact: Development
 Authority of Columbia County
 706-312-1375
 www.developcolumbiacounty.com

HWY 221 IMPROVEMENTS
PROJECT FAIRWAY
 COLUMBIA COUNTY, GA
 PREPARED FOR:
 DEVELOPMENT AUTHORITY COLUMBIA COUNTY
 PREPARED BY:
THOMAS & HUTTON
 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

JOB NO: J-26672.0001	DATE: 04/30/19
DRAWN: FIT	SCALE: 1" = 100'
REVIEWED: JOC	SHEET: 1 OF 2



Legend

- White Oak Business Park at I-20 Phase 2
- Streams
- 1% Annual Chance Flood Hazard (Zone A or AE)
- Regulatory Floodway (Zone
- 0.2% Annual Chance Flood Hazard or 1% Annual Chance Flood with Average Depth Less Than One Foot or with Drainage Areas of Less Than One Square Mile (Zone X)
- Main Roads
- US Freeway System

Aerial Photography Collected February 2019
CCBOC GIS 8/31/2020


0 150 300 600 Feet



Phase 2
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FEMA MAP

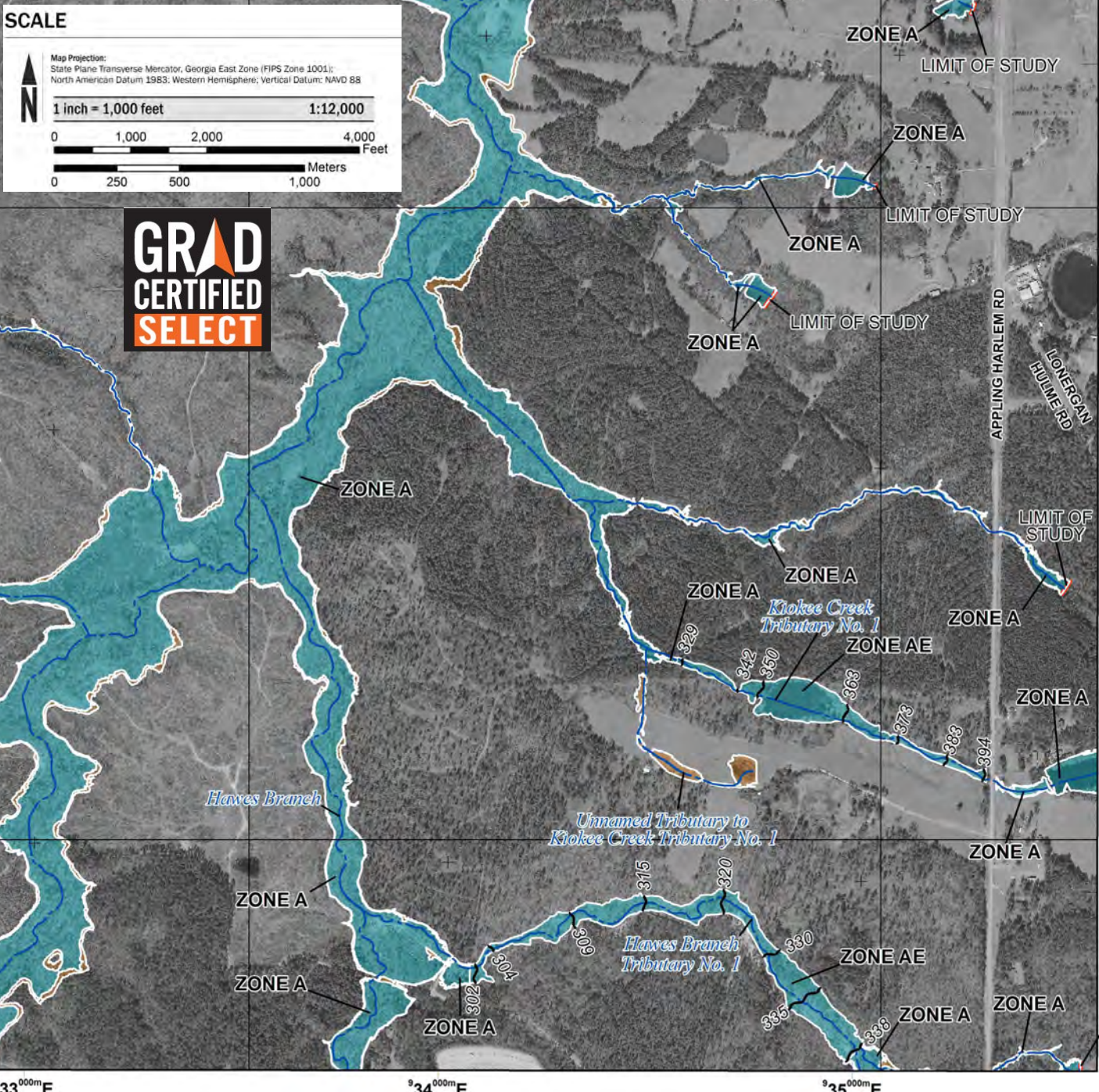
August 31, 2020
 Columbia County, Georgia


 For more information contact:
 Development Authority of Columbia County
 706-312-1375
www.developcolumbiacounty.com

SCALE

Map Projection:
State Plane Transverse Mercator, Georgia East Zone (FIPS Zone 1001);
North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000



Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLUMBIA COUNTY	130059	0115	E

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS		Area with Reduced Flood Risk due to Levee See Notes Zone X
		Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		18.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		8 Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		513 Base Flood Elevation Line (BFE)
		Limit of Study
	Jurisdiction Boundary	